

# FOR SUBLEASE | DEVELOPMENT PARCEL

41 LEWISTON ROAD, TOPSHAM, ME 04086



## PROPERTY HIGHLIGHTS

- Prime 6.87± acre development site parcel sublease located on Route 196 just off the I-295 Topsham exit and across from the Topsham Fair Mall.
- Highly visible site with traffic counts exceeding 19,000 cars/day
- Fully-graded pad with all utilities - sewer, water and electric
- Pre-permitted for a 60,000± sf box
- Lease Rate: \$400,000/yr NNN



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## PROPERTY DETAILS

|   |   |
|---|---|
| <b>SUBLESSOR</b>                        | Hannaford Bros.   |
| <b>ASSESSOR'S REFERENCE</b>             | Map R5, Lot 17  |
| <b>LOT SIZE</b>                         | 6.87± Acres   |
| <b>ZONING</b>                           | CC - Commercial Corridor  |
| <b>AREA RETAILERS</b>                   | Hannaford, Renys, Target, Home Depot, Rite Aid, Subway, VIP, Dunkin, Irving, McDonald's |
| <b>UTILITIES</b>                        | Sewer, water and power to site  |
| <b>USE RESTRICTIONS</b>                 | No pharmacies or grocery stores   |
| <b>IMPROVEMENTS</b>                     | Fully-graded pad site, pre-permitted for a 60,000± box                                  |
| <b>LEASE TERM</b>                       | Through November 30, 2030   |
| <b>REAL ESTATE TAXES (FY 2022/2023)</b> | \$34,264.80   |
| <b>SUBLEASE RATE</b>                    | \$400,000/yr NNN  |





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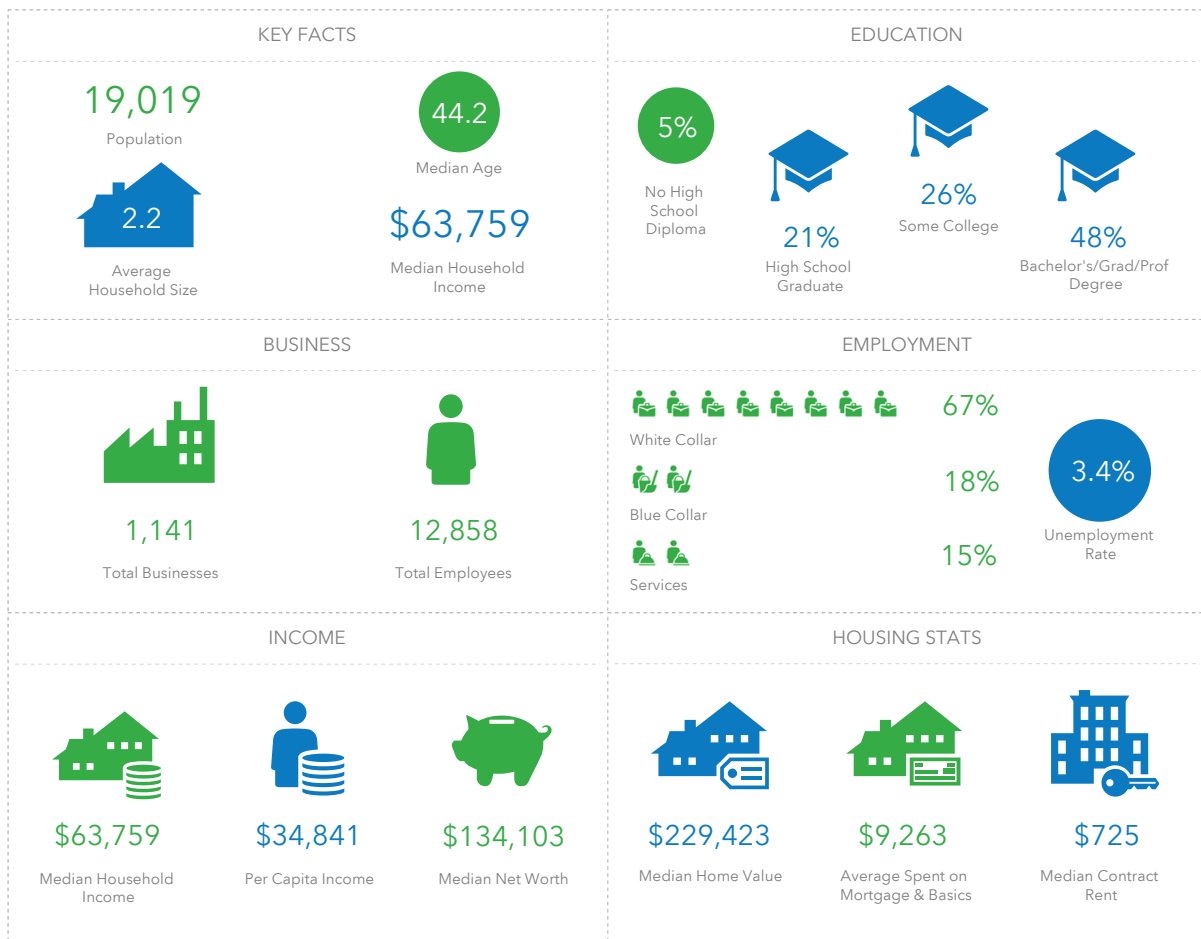
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## AREA DEMOGRAPHICS

| DEMOGRAPHICS          | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| POPULATION            | 2,450    | 19,019   | 29,969   |
| MEDIAN AGE            | 46.7     | 44.2     | 44.5     |
| AVG. HOUSEHOLD INCOME | \$51,906 | \$63,759 | \$65,613 |
| NO. OF BUSINESSES     | 217      | 1,141    | 1,490    |
| TOTAL EMPLOYEES       | 2,637    | 12,858   | 18,030   |

## 3 MILE RADIUS



## CONTACT US



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